



**Sunny Bank Cottage,
Corfton Bache, Craven Arms, Shropshire, SY7 9LE**

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Guide Price: £680,000



3 reception
rooms



2 bedrooms



2 bath/shower rooms

Much Wenlock 14 miles, Bridgnorth 16 miles,
Telford 21 miles, Ludlow 9 miles
(All distances are approximate)

- **A quintessential country cottage**
- **Idyllic rural setting**
- **Set in 1.8 acres of land**
- **Stable block, tack room & double carport**
- **2 double bedrooms, bathroom and newly fitted shower room**
- **3 reception rooms, kitchen, Utility/WC**
- **Secluded yet accessible**

GENERAL REMARKS

A pretty stone cottage with delightful gardens, lovingly maintained and cultivated. Sunny Bank Cottage offers a peaceful, rural setting yet is still accessible to local villages and towns.

This attractive stone and brick cottage stands in around 1.8 acres of land which includes a useful pasture paddock, ideal for grazing all types of livestock including horses. It has a stable block, tack room and yard area. The lane becomes a bridleway leading to miles of quiet riding.

The remaining grounds are equally special, having been lovingly maintained and cultivated with an extraordinary variety of plants, bushes, trees and shrubs, interspersed with pathways and seating areas upon which to take a deep breath and appreciate the beauty of the location.



The cottage itself is very well presented with tasteful modern interiors to the two double bedrooms, bathroom, three receptions, kitchen, utility and shower/WC.

LOCATION

Corfton Bache is a scattered hamlet of individual cottages and whilst it enjoys all the benefits of a peaceful, rural setting, the towns of Craven Arms, Ludlow and Shrewsbury, are all within comfortable driving distance and provide access to the national road and rail network.





THE COTTAGE

The detached stone and brick cottage has been extremely well looked after inside and out and offers characterful accommodation from its sitting room with its feature brick fireplace and wood burner which leads across the entrance lobby to the dining room with feature brick fireplace, wood burner and bread oven. Both rooms look out across the front gardens. The kitchen overlooks the rear entrance yard and is completed in a contemporary style and leads through to a most useful utility and a separate shower/WC. At the side is the garden room which overlooks the paddocks and with doors out to the terrace. To the first floor is the main bathroom, well presented in a period style with half panelled walls and rearward views. The two double bedrooms have wonderful forward views down to the Corvedale and over the maintained gardens and paddock. There is the potential to add a third bedroom off the landing, subject to planning consent.





OUTSIDE

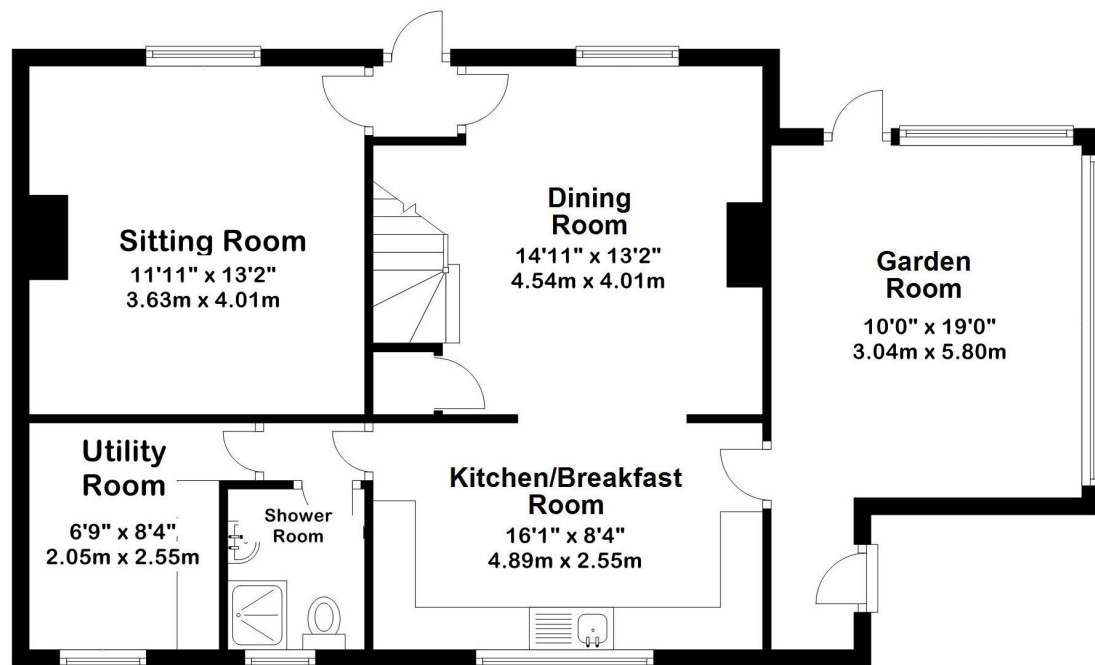
Sunny Bank Cottage stands adjacent to a quiet 'no through' road with gates opening onto a large gravelled forecourt with two open fronted car ports and a covered walkway to the front of the timber two box stable block and tack room, all with power, light and water. Adjacent is a yard of which there are two gateways, one to the fields and one to a small turnout paddock. The fields which are gently sloping, are bounded on one side by woodland. The bottom paddock has separate access onto the lane.

The pleasure gardens lie mainly to the front of the cottage and have been the object of many hours of loving care. Close to the house is a paved terrace which gives way to a circular lawn and further brick paved patio before branching off to gravelled pathways meandering past well established and colourful borders and kitchen garden



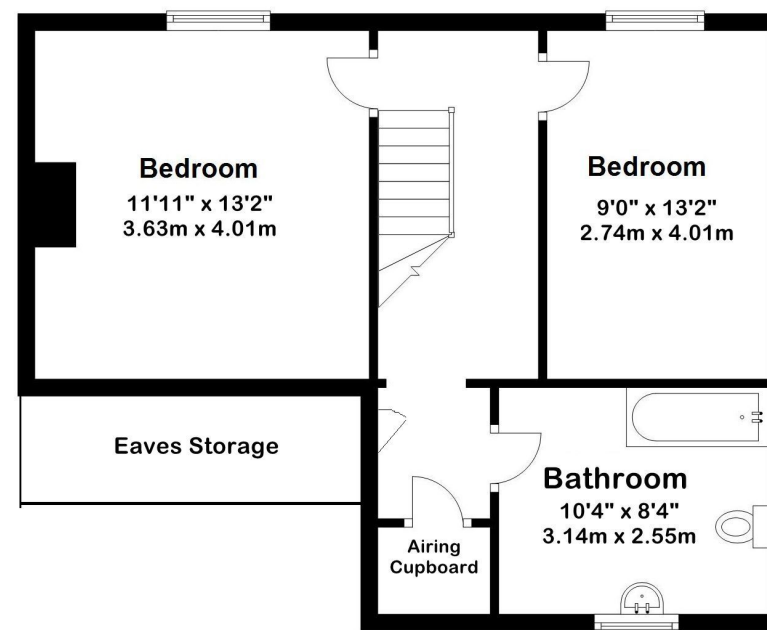
Ground Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 110.6 sq. metres (1190.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Sunny Bank Cottage, Corfton Bache, Craven Arms, Shropshire, SY7 9LE



SERVICES

Mains electricity and water are connected. Private drainage, oil central heating and double glazing.

NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX—Shropshire Council - Band D.

VIEWING

Strictly through the Selling Agents: Halls, 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588 638755.

Proceedable purchasers only

DIRECTIONS

From Craven Arms proceed east on the B4368 for 4.5 miles into Corfton and turn left immediately before The Corvedale Inn (which is closed). This is a 'no through' road and Sunny Bank is found about 800 metres on the left.

MONEY LAUNDERING REGULATIONS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



01588 638755

Bishops Castle office:

33b Church Street, Bishops Castle, Shropshire, SY9 5AD

E-mail: bishopscastle@halls.gb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.